

AGENDA
BOARD OF ZONING APPEALS PUBLIC HEARING
MARCH 9, 2009 3:00 P.M.
ROOM S-330 CITY HALL
ST. PAUL, MINNESOTA

NOTE: The order in which the items appear on this agenda is not necessarily the order in which they will be heard at the meeting. The Board of Zoning Appeals will determine the order of the agenda at the beginning of its meeting.

I. APPROVAL OF MINUTES OF FEBRUARY 23, 2009

Approved

II. APPROVAL OF RESOLUTION

#09-005960 Tamer Azzuzi – World of Wireless 814 White Bear Avenue North

Approved

III. NEW BUSINESS

A. Applicant

- **Jeff Nicholson for owner Jeffrey D. Babineau** (#09-025229)

Location

- 2376 Carter Avenue

Zoning

- R3

Purpose: MAJOR VARIANCE

- Three variances of the zoning code in order to split a lot for the purpose of constructing a new single-family dwelling and detached garage in the front yard. 1) There is a 33 foot required front yard, 4 feet is proposed from the garage for a variance of 29 feet. 2) A lot width of 50 feet at the building line is required, 40 feet is proposed for a variance of 10 feet. 3) A 6-foot side yard setback is required for the garage, 3 feet is proposed for a variance of 3 feet.

Denied

5-1

B. Applicant

- **Peter L. Buie** (#09-028521)

Location

- 984 Victoria Street North

Zoning

- RT1

Purpose: MINOR VARIANCE

- A variance in conjunction with the residential street re-paving program, to allow parking within a required side yard to continue.

Approved

6-0

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- C. Applicant - **Alex Eaton for owner Mike McCue (#09-029870)**
Location - 250 Birmingham Street
Zoning - RM2
Purpose: MAJOR VARIANCE - A parking variance to convert an apartment used for an office to a residential unit. Adding one residential unit requires one off-street parking space. No additional space is available for a variance of 1 parking space.
Approved w/cond 6-0
- D. Applicant - **James R. Stanger (#09-031642)**
Location - 1164 Ashland Avenue
Zoning - R4
Purpose: MINOR VARIANCE - A variance of the height requirement in order to construct a new garage. A garage shall not exceed a height of 15 feet, 23 feet is proposed for a variance of 8 feet.
Approved revised variance w/cond. 4-2

IV. ADJOURNMENT

Board of Zoning Appeal Members: Please call John Hardwick (266-9082) or Debbie Crippen (266-9144) if you are unable to attend the meeting.

APPLICANT: You or your representative should attend this meeting to answer any questions the Board may have.